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Abstract of the Disclosure

Please insert new page 63 attached as **Exhibit A** hereto which sets forth an Abstract of the Disclosure.

PERIVASCULAR MESENCHYMAL PRECURSOR CELL INDUCED BLOOD VESSEL  
FORMATION

ABSTRACT OF THE DISCLOSURE

Mesenchymal precursors cells have been isolated from perivascular niches from a range of tissues utilizing a perivascular marker. A new mesenchymal precursor cell phenotype is described characterized by the presence of the perivascular marker 3G5, and preferably also alpha smooth muscle actin together with early developmental markers such as STRO-1 and CD146/MUC18. The perivascular mesenchymal precursor cell is shown to induce neovascularisation and improvement in cardiac function. Suitable administration of preparations of the mesenchymal precursor cells are useful for treatment of cardiovascular diseases, cerebrovascular diseases and peripheral vascular diseases.